

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

2nd September 2014, 9.15am

Present:

Mr M Birmingham, Chairman
Mr F Simonet
Mr R Berry
Mr C Rowley

Ms J Turner, States Engineer
Ms D Allen, Minute Secretary

Apologies: Mr S Roberts

ACTION

32/2014 **Minutes of previous meetings** of 15th July 2014 were confirmed and signed.

33/2014 **Matters Arising** There were no matters arising.

34/2014 **Planning Matters**

34.1 Planning Applications

PA/2014/078 Laurence Page, Seabreeze, 6 Le Banquage. Construct garden shed (10' x 8'), replace flat garage roof with pitched roof.

PA/2014/079 Peter Kerr, The Kennels, Longis. Remove coniferous tree.

PA/2014/080 Royal Connaught Residential Home Ltd, Royal Connaught Residential Home, The Val. Install fencing and gate to North perimeter.

PA/2014/082 Richard Kemp, 1, Auderville. Extend front dormer into line with front wall.

PA/2014/085 Kerry Wedd, Lower Fontaine David. Remove two sycamore trees, replace with rowan and ash.

PA/2014/087 Daniel Gaudion, Saffron House, Les Mouriaux. Remove sycamore tree.

PA/2014/088 Sue and William Abel, 34 Les Venelles. Replace door with window, replace window with door

PA/2014/091 Ollivier Street Holdings Ltd, Newtown Road. Remove 14 trees.

PA/2014/095 David Stanley, 1 Mare Jean Bott. Remove Leylandii hedge, replace with alternative.

It was noted that the above nine applications had been approved by the Committee Members following the required public advertising period, because these proposals were considered to be minor, straightforward and non-contentious, and were in accordance with Policy and Law. The Committee therefore ratified its previous decisions.

PA/2014/081 Sarah Shaw, Ormer House. Change of use to residential, part school. The States Engineer reported that the property was formerly a dwelling known as Bakery House and the use changed, upon application made in 1989, to part dwelling, part educational. No application for further change had been made. The Committee noted that Ormer House remains a dwelling, part used as a school and that no approval was necessary for this proposed use. After discussion, it was agreed that

classification as a dwelling, once made, should remain in place. Usage classes will be addressed in the future, in the meantime, Cadastre classes are to be used as an indicator.

Noted

PA/2014/002 David Lewis, 11 Courtil Lubin Single storey extension to existing garage building to create new dwelling.

Application approved with condition: The bedroom window is repositioned to the satisfaction of the States Engineer.

Reason: *To mitigate overlooking neighbouring garden.*

SE

PA/2014/084 David Lewis, 12 Courtil Lubin. Extend existing dwelling to incorporate second bedroom.

Application approved with condition: The bedroom window is repositioned to the satisfaction of the States Engineer.

Reason: *To mitigate overlooking neighbouring garden.*

SE

PA/2014/086 Freshair Investments (CI) Ltd, Bumps restaurant. Erect storage shed and fence.

Application approved.

SE

PA/2014/090 Andrew and Lauren Lawrence, Construct new dwelling on Plot AY2149 at Fontaine David. It was noted that the plot was situated in Zone 10C of the Land Use Plan, an area designated for low-density residential development which was required to be in keeping with the topography of the site and its existing wooded landscape. In considering the proposal and noting that the plans indicated that a south facing gable would be adjacent to the road in a wooded area, the Committee undertook to make a site visit before the conclusion of Planning Matters. (See PA/2014/090 Continued, below.)

PA/2014/92 G. Fitton, Les Boufresses, Longis. Demolish existing extension and conservatory and replace with extension. It was noted that the dwelling was situated in the Designated Area, Land Use Plan Residential Zone, which sought to limit extension of existing residencies to a maximum of 15% of existing floor area.

Application approved with condition: That the proposed extension is demonstrated not to exceed 15% of internal habitable floor space.

Reason: *To comply with Land Use Plan Guidelines relating to a Designated Area Residential Zone.*

SE

PA/2014/093 Jamie Wells, Le Corbet, Platte Saline. Remodel existing dwelling. **Application Approved.**

SE

PA/2014/094 Mr and Mrs Jones, Abacus House, Newtown. Amend approved first floor extension and alterations.

Application approved with condition: That windows are to match the windows in the adjacent gable of the property.

Reason: *In the interests of neighbourhood amenity.*

PA/2014/090 Continued. At 10.17am the Committee left the building to conduct a site visit at Plot AY2149. In consideration of matters to be taken into account and Policy Guideline for Zone 10C of the Building Area, it was noted that in its present form and position the proposed development would not be in keeping with the surrounding landscape and adjacent properties. The Committee returned at 11.05am. It was agreed that the decision would be deferred to allow further discussion with the applicants regarding orientation and siting.

SE

34.2 Deferred Items

PA/2014/055 States of Alderney, Old Gaol. The Committee agreed that before any decision is made regarding the future of the Old Gaol, it is to be assessed during the 2015 rationalisation of States assets.

SE

34.3 Ove Arup presentation and consultation.

It was reported that a public meeting will be held on Monday 22nd September at 7.00pm in the Island Hall. Representatives of Ove Arup will present the Review of the Planning and Development Control Process and answer questions. The meeting will be advertised.

The closing date for representations has been extended to 30th September for consideration at the next meeting of the Committee on 21st October.

SE

34.4 Future staffing

The Chairman reported that he would be meeting the CEO to discuss the structure of the Planning Department.

35 /2014 Policy/Legal Matters/Systems and Procedures

35.1 Enforcement matters See Confidential Annexure

35.2 Site Poles

It was reported that the Law Officers have advised that, unless deliberately misleading, site poles are only indicative of height and location of a proposed development. Their height is neither measured nor recorded by officers. States Engineer to advise Mr Mark Smith.

SE

36/2014 Any Other Business

36.1 Budget

States Engineer presented the proposed 2015 Budget. It was noted that planning is subsidised; fee levels may not be adequate if the service is to be self-funding.

SE

36.2 Correspondence received

States Engineer reported that a representation had been received concerning the siting of a burger van on Braye Common and the manner of operation. A Hawker's Licence had been issued to the operator. It was agreed that clarification on the issue of Hawkers' Licences in relation to the Planning system is needed.

SE

36.3 Unauthorised replacement of fence

The States Engineer has become aware that a fence situated at the junction of Platte Saline and La Vallee/Crabby Road has been replaced with a taller structure. No application has been received for this development. A retrospective application is to be invited.

SE

Meeting finished 1210

Date of next meeting: Tuesday 21st October 2014

Signed: M.J. Birmingham

Dated: 21st October 2014